

**AGENDA**

**Tuesday, February 21, 2006**

City Hall  
3<sup>rd</sup> Floor Conference Room  
6:30 p.m.

**Members Present:** Dick Bauer, Michael Payne, Cheryl Vanderbilt, DJ Chagnon\*\*, Susan Fontano\*, Abby Freedman\*\*, Jeff Meese\*, Susan Rabinowitz\*\*, Brad Stearns\*, Derick Snare\*.

**Members Absent:** John Bunzick, Barbara Mangum, Andrew Upton, David Guss\*.

**Alternates\***

**Non-voting Alternates\*\***

**Staff Present:** Kristi Chase, Brandon Wilson; Katherine Montgomery, preservation intern

**Others present:** Annette McGloin, Elvin Philips, Laurenth Brabo, Richard DiGirolamo, Carolyn Camerato, Paulo Montenegro, Alan Taylor, Valerie Messina, James Quigley, Fred Camerato, Walter Pero, Adam Dash, Kristopher Ogonowsky.

**6:40 p.m. Meeting called to order**

**HPC #06.06 – 61 Columbus Avenue**

Applicant: Annette & Patrick McGloin, Owners

The Applicants seek a **Certificate of Appropriateness (CA)** and a **Certificate of Non-Applicability (CNA)** for the following:

1. Remove aluminum siding (**CA**); and
2. Install insulation (**CNA**);
3. Replace siding with
  - a. Hardi-Plank® clapboard (**CA**); or
  - b. Cedar clapboards with brush-painted SmartCoat® liquid siding (**CA**); and
4. Repair and replace rotted wood in-kind on porch (**CNA**).

*No clapboards or other details remain beneath the aluminum siding. Needed trim details will be derived from those on neighboring houses of the same period and style. Cedar shingles were preferred over Hardi-Plank for the siding. SmartCoat may not work on old wood; care needed in prep work and details may be lost due to thickness of paint.*

*Jeff Meese made a motion that a Certificate of Appropriateness be granted for the removal of the aluminum siding and the installation of cedar clapboards and trim to be derived from neighboring houses of the same period and style with Staff review and approval and painted with SmartCoat®. Although SmartCoat is being approved, it is experimental and should not be precedent setting. Michael Payne seconded. Vote was unanimous (7-0).*

## **HPC #06.53 – 156 School Street**

Applicants: Gorka Brabo, Laurenth Brabo, Owners, Elvin Philips for Peter Quinn, Architects

The Applicant seeks a **Certificate of Appropriateness** for the following previously approved (1/30/01) plans:

1. Create a wooden shed for trash barrels near rear of side of building.
2. Create a parking area of 54' X 37' for 7 cars using "crusher-run" stone surface as per sample provided, allowing for through-drainage.
3. Demolish the existing walkway.
4. Install a new brick walkway using City Hall pavers.
5. Install per site plan 16' curb cut *to be detailed in accordance with the City's standards and final review and approval by the Department of Traffic and Parking.*
6. Delineation of parking spaces in a manner that is sensitive to the historic landscape, *subject to the review and approval of the HPC Staff and the Department of Traffic and Parking.*
7. *If the Applicant requires on-street workspace for this project, the Applicant shall seek approval of the Traffic and Parking Department prior to the occupancy of the street layout in any way. All on-street work zones shall conform to the Manual on Uniform Traffic Control Devices (MUTCD), Part 6.*
8. Restore and relocate wood picket fence in-kind at the front of the property. The fence is to be relocated two feet back in order to clear the existing large tree; *the details to be reviewed by Staff.*
9. Install *per Nurserymen's Standards*, low maintenance perennial plantings as specified in the landscape plan prepared by Gregory Lombardi Design Inc. and dated December 1, 2000 and an irrigation system to ensure the maintenance and vitality of the plantings.
10. Construct a new concrete retaining wall with a varying height of 2.75' to 3.5' and located 18' farther to rear of the site than the existing wall. *The Commission would like the Applicant to find an alternative to the plain concrete wall facing material subject to HPC Staff final review and approval of other facing materials for the wall.*

*Parking and planting plan very well thought out, no need to rehash all the details regarding the parking lot. Rear retaining wall still needs to be determined. DJ Chagnon recommended Uni-Block as a possibility but style would still need to be reviewed. Applicant should consider brick pavers instead of the cement apron. There was some concern over the use of crusher-run stone for the parking area because Highway Department does not like it on the roads.*

*Dick Bauer made a motion to reissue the Certificate of Appropriateness previously granted. Michael Payne seconded the motion. Vote was unanimous (7-0).*

The Applicant also seeks a **Certificate of Appropriateness** for the following:

1. Remove existing sash, pulley and rope system, and jamb stops;
2. Retain exterior and interior casings, aprons and sills;
3. Insulate pulley cavity; and
4. Install replacement wood 2/1 window sash with simulated divider and white aluminum clad exterior in new jamb.

*A good deal of discussion about the: different mechanical systems and the appropriateness of this one for a large rental property; possibility of a color other than white since it would permanent; muntin profiles; reflectivity of low-E glass; and storm windows.*

*Jeff Meese made a motion to grant a Certificate of Appropriateness for the removal of the existing sash, pulley and rope and jamb stops; the retention of the exterior and interior casings, aprons and sills; insulation of the pulley cavity; and the installation of Harvey Majesty® replacement wood 2/1 window sash with simulated divider and aluminum clad exterior in new jamb. Dick Bauer seconded the motion. Vote was 6-1 with Susan Fontano not in favor due to the large number of windows on a prominent corner building, the change in the proportions of the sash especially the muntins and the insulated glass would be noticeable.*

### **Certificates of Non-Applicability Issued by the Staff**

**HPC 06.03 – 23 Craigie Street**

**01/09/06**

Applicant: Robert Pemberton

1. Replace Storm windows.

### **Demolition Reviews**

**HPC: 05.57 D- 280 Broadway - proposed demolition of the carriage house**

**Determined Significant**

**11/15/05**

Applicants: Frank Sarno, Contractor; Richard DiGirolamo, Counsel; Fred Camerato, Owner  
1901 Shingle Style Carriage House

The subject of the hearing was to review the SHPC's initial determination, under section 4.2 of the Demolition Review Ordinance #2003-05, that the subject carriage house is considered "significant." Public testimony will be followed by discussion and a vote by the Commission on whether the building should be "preferably preserved" per section 4.3.

The Applicant's Counsel faxed requests received and dated December 12, 2005 and January 17, 2006 seeking to continue the matter until the next regular HPC monthly meeting (now February 21, 2006) when the Applicant's team can be present.

*Reasons for the determination of "significance" were reviewed.*

*Neighbors presented their concerns regarding long-term neglect of the building. Rodents and other urban wildlife infest the property and are a health problem for the neighborhood. Due to its proximity to abutting properties, the lack of maintenance has affected property values and insurance rates.*

*Alderman Walter Pero voiced his support for the neighbors issues and his own concern that the building was unsafe following a site visit made with Inspectional Services, the Fire Department and the Owner last November, when the Fire Chief went through a floorboard to his knees. After hearing all of the testimony Michael Payne expressed surprise that the SHPC had not received a letter from ISD or the Fire Department condemning the structure as unsafe.*

*The Applicant's Attorney Richard DiGirolamo and his Architect Alan Taylor presented once again their case that the building had no architectural or historical significance. It was stated that restoration of the carriage house would be prohibitively expensive, around \$700,000.*

*The Owner, Fred Camerato said that he initially wanted to reuse the building but he had decided that it would not be feasible because once all of the necessary changes were made to bring it up to code and to convert it into a residence . the carriage house would loose all of its architectural character, and the project would be too expensive. He noted that he has experience restoring other historic structures, and this one is not practical to undertake. Rather he intends to do a quality renovation on the main building, opening up the porch on the front house and bringing it back to its original style. The new structures behind it would not be visible from the street. He is willing to work with us to ensure that it is a good development. His insurance will not cover anyone who is not an official safety officer going into the building, but he is willing to meet with any of the HPC members or Staff who would like to do an external inspection of the structure, and he will walk around pointing out various problems, and allow the Commissioners to look through opened doors.*

*Applicants requested that the case be continued until next month to allow the HPC members to more fully inspect the condition of the property in the presence of the owner, Fred Camerato.*

**HPC: 06.05D – 1 Davis Square**

**rec'd 1/24/06**

Applicants: Kristopher Ogonowsky, 460 Somerville Avenue Trust, Owner; Adam Dash, Counsel.

Review and determination of whether the building is “significant” as set forth in the Demolition Review Ordinance #2003-05, section 4.2.

*Kristi Chase presented the research and findings by the Staff and David Guss, Commission Member that the building had substantial and extensive loss of character due to 1969 fire and subsequent renovations as office space in 1970. Michael Payne made a motion that the building the building was determined to be “not significant” as set forth in the Demolition Review Ordinance. Susan Fontano seconded the motion. Vote unanimous (7-0).*

**Demolitions approved by Staff as “Not Significant”**

**HPC 06.02D – 269 Alewife Brook Parkway**

Concrete Block Garage

01/18/06

**HPC 06.05D – NStar Substation #469, Endicott Ave**

Brick Building and Concrete Wall

01/21/06

**Other Business**

**Schedule of SHPC meetings for 2006:** these are held on the third Tuesday of every month.

January 17, February 21, March 21, April 18, May 16, June 20, July 18, August 15, September 19, October 17, November 21, and December 19.